



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action:	Site Plan Approval
Project Name:	188 King Street [2023-005] – Site Development Approval
Applicant/Owner:	CITIGROUP CORPORATE HOLDINGS, INC
Designation:	113.04-1-3
Zone:	DOB-20A
Acreage:	26.47 acres
Location:	188 King Street, Armonk
Date of Approval:	February 27, 2023
Expiration Date:	February 27, 2024 (1 Year)

WHEREAS, the Applicant is seeking approval to add an exterior awning at the existing patio on the Main Level of their conference center dining room; and

WHEREAS, the property is approximately 26.47 acres in size and lies within the DOB-20A zoning district; and

WHEREAS, in connection with the proposed development, the Applicant has submitted the following plans:

- Plan labeled “Sheet 01 of 67,” entitled “Exterior Modification of Citi Armonk Conference Center 2 – Exterior Awning (Pergola),” dated January 13, 2023, prepared by Hellmuth, Obata and Kassabaum, P.C.
- Plan labeled “G-210,” entitled “Plot Plan,” dated January 13, 2023, prepared by Hellmuth, Obata and Kassabaum, P.C.
- Plan labeled “A-210,” entitled “CC2 – Proposed Awning at Existing Exterior Patio,” dated January 13, 2023, prepared by Hellmuth, Obata and Kassabaum, P.C.
- Plan labeled “A-211,” entitled “Proposed Awning (Pergola),” dated January 13, 2023, prepared by Hellmuth, Obata and Kassabaum, P.C.

WHEREAS, the application for site plan approval was referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) on February 9, 2023; and

WHEREAS, on February 27, 2023, the Planning Board, pursuant to §355-44 of the North Castle Code, conducted a duly noticed public hearing with respect to the site plan and wetlands permit applications, at which time all those wishing to be heard with respect to the site plan were given an opportunity to be heard; and

WHEREAS, the Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

NOW THEREFORE BE IT RESOLVED, that the application for site plan approval, as described herein, is hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan approval shall expire one (1) year after the date of this resolution unless all of the conditions and modifications identified below have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board.

Prior to the Signing of the Site Plan:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. Covered areas that are capable of being enclosed must be counted as floor area and provided off-street parking. The Applicant shall demonstrate that the covered area is not capable of being enclosed or provide an FAR and off-street parking analysis to the satisfaction of the Town Engineer. REMOVE IF ADDRESSED
- _____ 2. Payment of all applicable fees, including any outstanding consulting fees.
- _____ 3. The Applicant shall submit to the Planning Board Secretary one PDF set of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.

Prior to the Issuance of a Building Permit:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- _____ 2. Payment of all outstanding fees, including professional review fees.

Prior to the Issuance of a Certificate of Occupancy/Compliance:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

_____1. Payment of all outstanding fees, including professional review fees.

Other Conditions:

1. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.

APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

Date

CITIGROUP CORPORATE HOLDINGS, INC

NORTH CASTLE PLANNING OFFICE,
as to approval by the North Castle Planning Board

Date

Adam R. Kaufman, AICP
Director of Planning

KELLARD SESSIONS CONSULTING
As to Drainage and Engineering Matters

Date

Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

Date

Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

Date

Christopher Carthy, Chairman